

LS 8/09/12 2:45:13
LS OK W BK 687 PG 427
ml DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This instrument prepared by and return to:
Gary P. Snyder, Esq. (MSB# 7682)
Jones, Walker, Waechter, Poitevent, Carrère & Denègre L.L.P.
Post Office Box 1456
Olive Branch, MS 38654
662-895-2996
JW #132331-00

* ~~PREPARED BY & RETURN TO:~~
AUSTIN LAW FIRM, P.A.
ATTORNEYS AT LAW
8928 COBBLESTONE DRIVE, SUITE 100
SOUTHAVEN, MS. 38672
662-890-7575

506-12-0439

GRANTOR'S ADDRESS
6819 Crumpler Blvd., Ste. 300
Olive Branch, MS 38654
Bus. Tel: 662-890-6868

GRANTEE'S ADDRESSES
1535 Brooks Road
Memphis, TN 38116
Bus Tel. 662-890-7575

Indexing Instructions: Lot 1, the Willows of Horn Lake Commercial Subdivision, located in the Southwest Quarter of Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi as shown on plat of record in Plat Book 77, Page 45, Chancery Clerk's Office, DeSoto County, Mississippi.

BANCORPSOUTH BANK,
a Mississippi banking corporation,
GRANTOR

TO

SPECIAL WARRANTY DEED

SHIVA PROPERTIES, LLC,
a Tennessee limited liability company,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BANCORPSOUTH BANK, a Mississippi banking corporation, does hereby grant, bargain, sell, convey and warrant specially unto SHIVA PROPERTIES, LLC, a Tennessee limited liability company, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Lot 1, the Willows of Horn Lake Commercial Subdivision, located in Section 35, Township 1 South, Range 8 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 77, Page 45, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

This conveyance is made subject to, and there is excepted from the warranty hereof, the following;

1. Covenants or restrictions filed in Book 23, Page 146 (Billboard Restrictions) and Book 211, Pages 586, 589 (Release of Damages);

2. Right of Way to American Telephone & Telegraph Co. filed in Book 33, Page 489; Assigned to So. Central Bell in Book 160, Page 720;
3. Sewer Easement to Horn Lake Creek Basin Interceptor Sewer District filed in Book 120, Page 344;
4. Building restrictions filed in Book 33, Page 489;
5. Right of Way to Entergy MS, Inc. filed in Book 436, Page 81;
6. Signage Easement to Westwind, MS, LLC filed in Book 471, Page 625;
7. Building setbacks and utility easement as shown on recorded plat;
8. Taxes for the year 2012 which will become due and payable on January 1, 2013.
9. Any other matters pre-dating ownership by Grantor.

Taxes for the year 2012 shall be pro-rated, and possession given at closing.

WITNESS THE SIGNATURES OF THE AUTHORIZED REPRESENTATIVES, this
the 6th day of August, 2012.

BANCORPSOUTH BANK, a Mississippi banking
corporation

BY: 

Michael L. Anderson

TITLE: DeSoto Division President

BY: 

Patrick Dixon

TITLE: Vice President

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6th day of August, 2012, within my jurisdiction, the within named Michael L. Anderson and Patrick Dixon, who acknowledged that they are DeSoto Division President and Vice President, respectively, of BancorpSouth Bank, a Mississippi banking corporation, and that for and on behalf of the said banking corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-26-15

